

MINUTES OF THE  
EAST COVENTRY TOWNSHIP BOARD OF SUPERVISORS  
MEETING HELD ON OCTOBER 2, 2006  
(Approved October 16, 2006)

An executive session was held at 6:30 p.m. to discuss personnel.

The Board of Supervisors held their regular monthly meeting on Monday, October 2, 2006. Present for the meeting were supervisors Robert Preston W. Atlee Rinehart, John Doering, Jr. Timothy Roland, and Rosemarie C. Miller. Also, in attendance were Casey LaLonde, Township Manager, John A. Koury, Jr., Township Solicitor, and Brady Flaharty of ARRO Consulting, Inc. Mr. Preston called the meeting to order at 7:22 p.m. and the pledge was recited.

Ms. Jane Davidson was present and gave a brief overview of local Historical Commission activities and provided an explanation regarding the historical impact of all homes over 50 years old. Ms. Davidson stated that everyone has the right to not be listed in the historic registry. Ms. Davidson noted that being in the historic registry does have its benefits, i.e., PennDot right-of-way issues, etc. Mr. Rinehart noted that a potential downside to residents could occur with inclusion in the historic registry due to architectural restrictions.

**1. MINUTES**

Minutes of September 11, 2006

Mr. Rinehart moved to approve the September 11, 2006 workshop meeting minutes as amended. Mr. Doering seconded the motion. The motion carried with a 5-0-0 vote. Amendments being list street numbers for those making public comments, note that zoning map alternatives for both examples are to be presented, under subheading, Reports from Various Departments and Committees, in the last paragraph note that Mr. Doering and the Township Manager are to meet to discuss definitions of the capital reserve fund, under subheading, Additional Items Brought to the Board, in the second paragraph note that the PennVest documents are to forwarded to bond counsel 'before forwarding to PennVest'.

Minutes of September 18, 2006

Mr. Rinehart moved to approve the September 18, 2006 workshop meeting minutes as amended. Mr. Roland seconded the motion. The motion carried with a 5-0-0 vote. Amendments being under subheading, Sanitary Sewer System Maintenance Contract, note the contract was awarded for services 'on an as-needed basis', under subheading, Public Comments, note that the Township Solicitor submitted a draft letter for review by the Board prior to solicitor contact with Mr. O'Donnell and having received no comment will finalize the letter and submit to the Township Manager, under subheading, Sewer System Pump Station Flows, noted that the Township Engineer provided the detailed pump station information.

Mr. Preston inquired if MGK responded to the inquiry if the hourly rates are portal or on-the-job and the Township Engineer noted that MGK responded that it was on-the-job. Mr. Rinehart moved to award the Sanitary Sewer System Maintenance contract to MGK. Mr. Doering seconded the motion. The motion carried with a 5-0-0 vote.

## 2. PUBLIC COMMENTS

Mr. David Heim of 230 Halteman Road noted weed issues at the Blossom Meadows development site.

## 3. REPORTS

### Reports from Various Departments and Committees

There was a review of the reports from various departments and committees.

Mr. Doering moved to approve the Public Works, Ridge Fire Company, Fire Police, Police, and West End Fire Company reports. Mr. Roland seconded the motion. The motion carried with a 5-0-0 vote. Mr. Heim noted that a meeting would be held on October 10, 2006 at Owen J. Roberts High School to discuss the Regional Resource Protection Plan.

There was a review of the Engineer's Report. The Township Engineer is to do a final inspection at the Parkerford Properties site. Mr. Preston inquired if the Township Engineer has to get Board approval to re-calculate job costs when developer agreement have expired and it was agreed they may be handled in the same manner as escrow releases.

Mr. Roland moved to approve the fund balance report, Code Inspections report, \$1M loan report and budget reports. Mr. Rinehart seconded the motion. The motion carried with a 5-0-0 vote.

### Fund Balances Report

<b>Fund</b>	<b>Checking</b>	<b>Money Market</b>	<b>CDs</b>	<b>Total</b>
General	\$74,346.89	\$229,699.08		\$304,045.97
Capital Reserve		\$16,385.14		\$16,385.14
Highway Aid	\$3,896.06	\$39,708.90		\$43,604.96
Sewer Fund	\$9,003.20	\$51,783.21		\$60,786.41
Traffic Impact Fee Fund	\$1,127.60	\$277,223.35		\$278,350.95
Police Safety	\$2,933.01		\$2,500.93	\$5,433.94
Water Users	\$75.58			\$75.58
<b>TOTAL</b>				<b>\$708,682.95</b>

## 4. SUBDIVISION AND LAND DEVELOPMENTS

Project: Salamone Subdivision

Applicant: Philomeno and Salamone

Mr. Robert Blue, engineer for the Salamone project and Mr. Perry Morgan of the design group were present. A concept plan was presented for the construction of a residential/commercial project with 213 units on Wells Road. There was a brief discussion regarding the potential closure of Wells Road resulting in a cul-de-sac.

Mr. Preston requested the developer provide a pump station for the proposed development sewage and Parkerford area. There were concerns of the fact that the area gets flooded and it

was noted that the affected buildings will be raised and such conditions will be taken into consideration. Mr. Preston asked if duplexes could be considered due to the already high volume of townhouses.

Zoning changes would be required to bring the proposed project into compliance. The applicant is to contact the township office regarding further review of the concept plan.

Project: Freigh Subdivision Applicant: Benjamin Freigh, Jr.  
The Township Engineer gave an overview of letter dated September 5, 2006 concerning the Freigh Subdivision. The Township Engineer suggested the Board waive the requirement for the improvements cost estimate be prepared and Mr. Preston stated he would like a guarantee from Mr. Freigh that he will be moving into the property and honoring his commitments before additional waivers are considered. The Township Manager is to contact the applicant to address the Board.

Project: Blossom Meadows I Applicant: All County Partnership  
It was noted that the basin on Lot 5 of Blossom Meadows I has been converted back into a dry basin. The dedication process continues.

Project: Eckhart Subdivision Applicant: Brandie Layne Associates  
It was noted the Eckhart Subdivision dedication continues.

Project: Coventry Self Storage Applicant: Ronald Elliott  
Mr. Doering moved to approve Escrow Release No. 5 for Coventry Self Storage for the amount of \$18,561.04. Mr. Roland seconded the motion. The motion carried with a 5-0-0 vote.

Project: Creekview Applicant: Heritage Building Group  
It was noted that the walking trail field change has been rectified because the applicant has reverted back to the original specifications.

Project: Woodcrest Estates Applicant: The Nolen Group  
Mr. Roland moved to approve the adjustment of \$13,004.15 to the Woodcrest Estates financial security. Mr. Doering seconded the motion. The motion carried with a 5-0-0 vote.

Project: Heather Glen Applicant: Heritage Building Group  
Mr. Roland moved to approve the adjustment of \$21,151.97 to the Heather Glen financial security. Mr. Doering seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Lee Mauger, legal counsel for Richard Shantz of Joseph McCann, Inc., was present. There was a discussion regarding the Zoning Hearing Board Order for Joseph McCann, Inc. It was noted that the order has expired and an extension was not requested within the specified time so a new application must be made to appear before the Zoning Hearing Board. Other zoning issues may be present and those may be discussed at zoning meetings.

## **5. OTHER BUSINESS**

## **6. DISCUSSION ITEMS**

### Historical Commission

Mr. Doering moved to appoint Mrs. Lynn Coine of 1134 Schoolhouse Road to the Historical Commission. Mr. Roland seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Rinehart moved to appoint Mrs. Elaine Preston of 2013 East Cedarville Road to the Historical Commission. Mr. Doering seconded the motion. Mr. Preston abstained due to his relation to Mrs. Preston. The vote carried with a 4-0-1 vote.

### Coal Reclamation Project

There was a brief review of the Linfield Turning Basin: Coal Reclamation Project. Truck traffic was a concern. It was suggested an agreement with Chester County Parks and Recreation be obtained to protect the township's interests.

## **7. ADDITIONAL ITEMS BROUGHT TO THE BOARD**

Mr. Rinehart inquired about the status of the bids for the tree cleaning project and it was noted the specifications are being finalized.

Mr. Preston suggested that proposals go out for code enforcement and auditor services and the Board agreed.

Mr. Preston recommended that EDM be utilized through the bid phase.

Future discussions are to occur to discuss consultants doing work for developers in the township. Mr. Doering suggested other township practices be investigated.

Mr. Preston requested a dedication reception take place for the township building renovations.

Mr. Rinehart moved to approve the fire police request presented. Mr. Doering seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Michael Coine of 1134 Schoolhouse Road inquired about the flowers/plants that were to have been donated by Tailored Turf. The Township Manager will investigate.

Mr. Preston inquired about the Parkerford intersection information that was to be received by McMahon Associates. The Township Manager will investigate.

**8. ADJOURNMENT**

Mr. Doering moved to adjourn the monthly meeting at 9:50 p.m. Mr. Preston seconded the motion. The motion carried with a 5-0-0 vote.

Respectfully submitted,

Rosemarie C. Miller  
Township Secretary